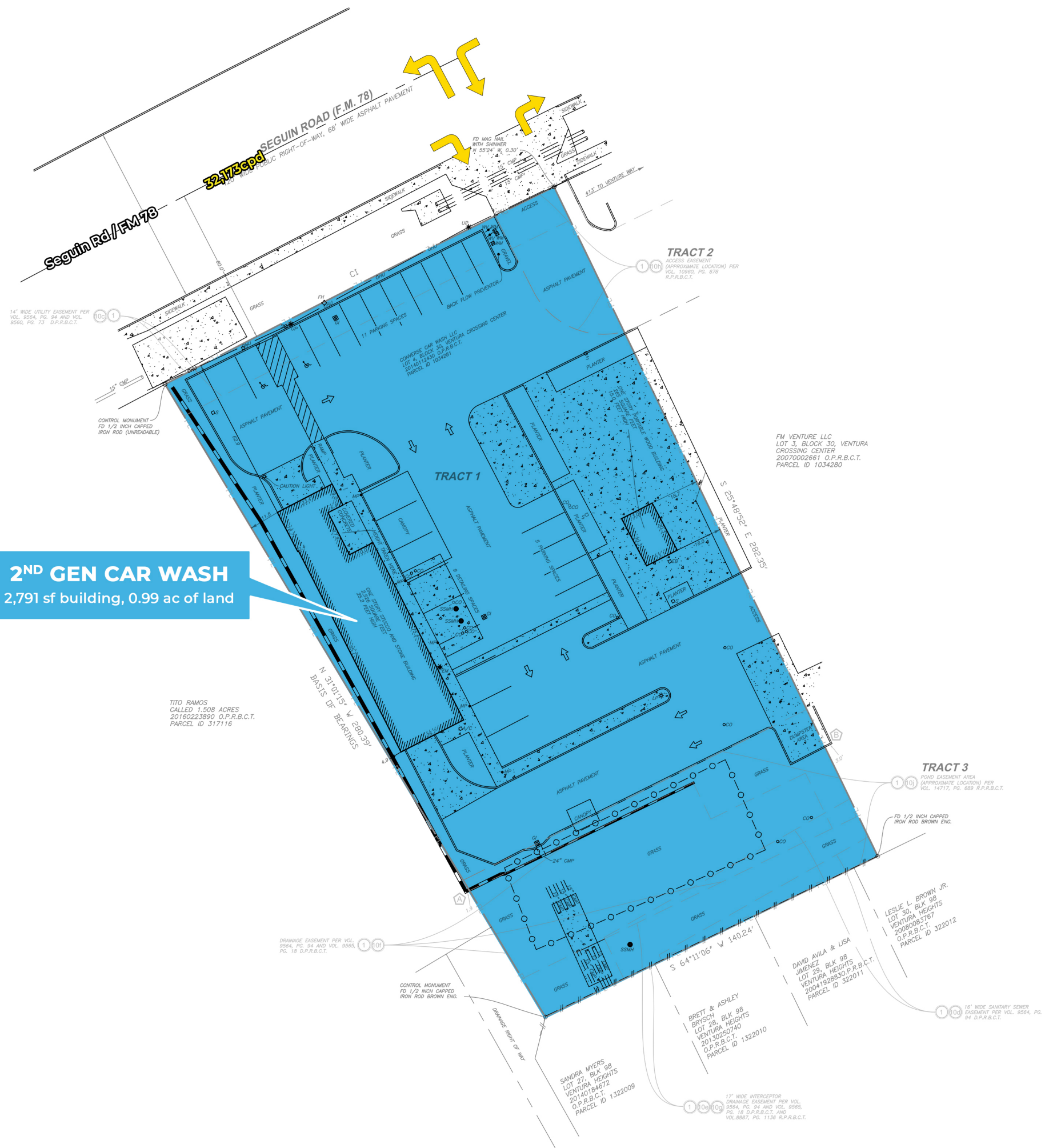


2ND GEN CAR WASH
 2,791 sf building, 0.99 ac of land



32173epd
 PUBLIC RIGHT-OF-WAY, 68' WIDE ASPHALT PAVEMENT

Seguin Rd / FM 78

TRACT 2
 ACCESS EASEMENT (APPROXIMATE LOCATION) PER VOL. 10980, PG. 878 R.P.R.B.C.T.

FM VENTURE LLC
 LOT 3, BLOCK 30, VENTURA CROSSING CENTER
 20070002661 O.P.R.B.C.T.
 PARCEL ID 1034280

TITO RAMOS
 CALLED 1.508 ACRES
 20160223890 O.P.R.B.C.T.
 PARCEL ID 317116

N 31°01'15" W 280.59'
 BASIS OF BEARINGS

TRACT 3
 FOND EASEMENT AREA (APPROXIMATE LOCATION) PER VOL. 14717, PG. 689 R.P.R.B.C.T.

LESLIE L. BROWN JR.
 LOT 30, BLK 98
 VENTURA HEIGHTS
 20080903767
 O.P.R.B.C.T.
 PARCEL ID 322012

BRETT & ASHLEY
 BRISCH, BLK 98
 LOT 28, VENTURA HEIGHTS
 20130250740
 O.P.R.B.C.T.
 PARCEL ID 1322010

SANDRA MYERS
 LOT 27, BLK 98
 VENTURA HEIGHTS
 20140184672
 O.P.R.B.C.T.
 PARCEL ID 1322009

DAVID AVILA & LISA
 JIMENEZ, BLK 98
 LOT 29, VENTURA HEIGHTS
 20041928830 O.P.R.B.C.T.
 PARCEL ID 322011

17' WIDE INTERCEPTOR
 DRAINAGE EASEMENT PER VOL. 8564, PG. 94 AND VOL. 8565, PG. 18 D.P.R.B.C.T. AND VOL. 8867, PG. 1136 R.P.R.B.C.T.

16' WIDE SANITARY SEWER EASEMENT PER VOL. 8564, PG. 94 D.P.R.B.C.T.

DRAINAGE EASEMENT PER VOL. 8564, PG. 94 AND VOL. 8565, PG. 18 D.P.R.B.C.T.

CONTROL MONUMENT
 FD 1/2 INCH CAPPED IRON ROD BROWN END.

FD 1/2 INCH CAPPED IRON ROD BROWN END.

14' WIDE UTILITY EASEMENT PER VOL. 8564, PG. 94 AND VOL. 8565, PG. 73 D.P.R.B.C.T.

CONTROL MONUMENT
 FD 1/2 INCH CAPPED IRON ROD (UNREACHABLE)

